

**RESIDENTIAL STAIRWAY NOTES**

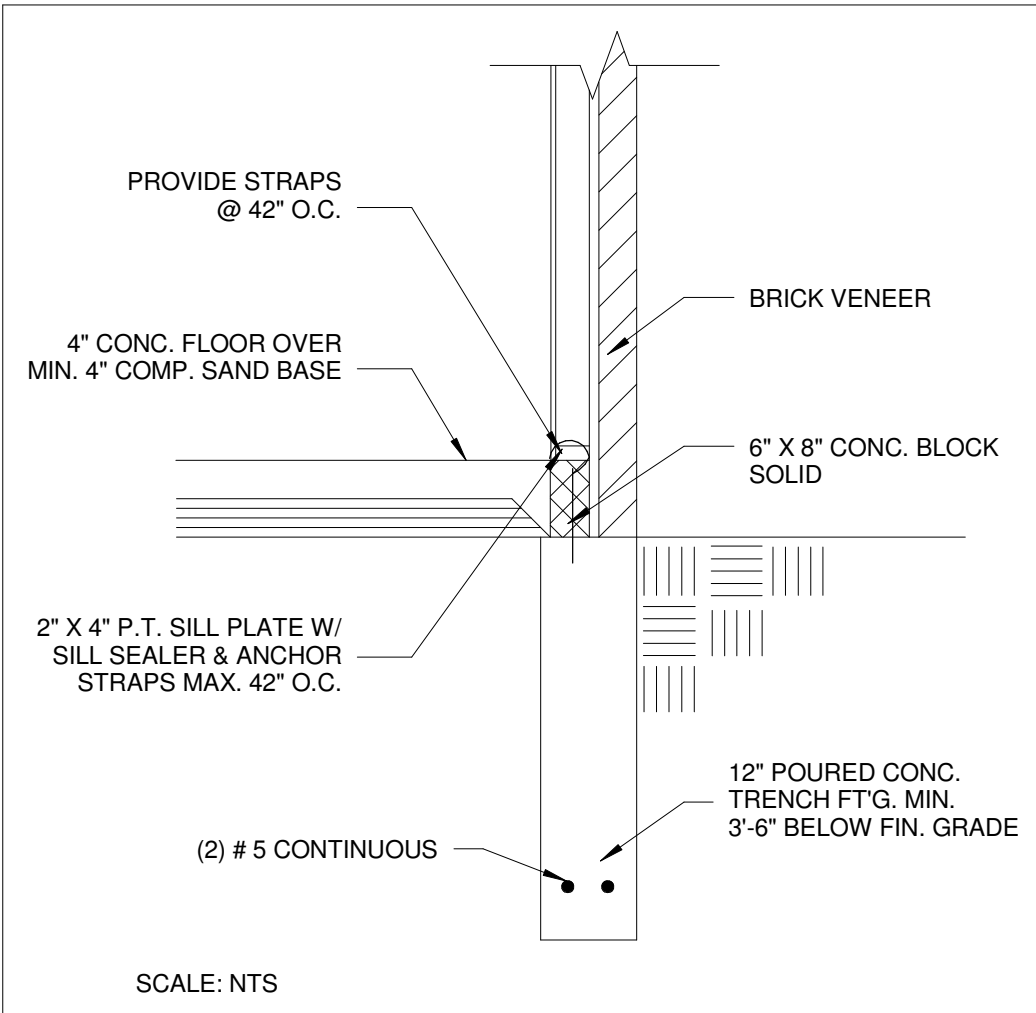
**R311.7.1 Width.** Stairways shall not be less than 36" (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4 1/2 inches on either side of the stairway and the clear width of the stairway at and below the handrail height, including treads and landings, shall be not less than 31 1/2 inches (787 mm) where a handrail is installed on one side and 27 inches (688 mm) where handrails are provided on both sides.  
 Exception: The width of spiral stairways shall be in accordance with Section R311.1.10.1.

**R311.7.2 Headroom.** The headroom in stairways shall be not less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.  
 Exceptions:  
 1. Where the nosing of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom not more than 4 3/4 inches (121 mm).  
 2. The headroom for spiral stairways shall be in accordance with Section R311.7.10.1.

**R311.7.3 Vertical rise.** A flight of stairs shall not have a vertical rise larger than 147 inches (3734 mm) between floor levels or landings.  
**R311.7.4.1 Riser height.** The maximum riser height shall be 8 1/4 inches (210 mm). The riser shall be measured vertically between landing edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).  
**R311.7.4.2 Tread depth.** The minimum tread depth shall be 9 inches (229 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's landing edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Winder treads shall have a minimum tread depth of 10 inches (254 mm) measured as above at a point 12 inches (305 mm) from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 6 inches (152 mm) at any point. Within any flights of stairs, the greatest winder tread depth at the 12-inch (305 mm) walk line shall not exceed the smallest by more than 3/8 inch (9.5 mm).  
 R 408.30519

**R311.7.6 Landings for stairways.** There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided that the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).  
 Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.

**R311.7.8 Handrails.** Handrails shall be provided on not less than one side of each continuous run of treads or flight with four or more risers.  
**R311.7.8.1 Height.** Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).  
 Exceptions:  
 1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.  
 2. Where handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to guard, or used at the start of a flight, the handrail height at the fitting or bendings shall be permitted to exceed 38 inches (965 mm).



**ROOF DESIGN LOADS:**

SNOW	: 30 P.S.F.
GYP. BD.	: 10 P.S.F.
DEAD LOAD	: 7 P.S.F.
<b>TOTAL LOAD</b>	<b>: 47 P.S.F.</b>

**FLOOR DESIGN LOADS:**

LIVE LOAD	: 40 P.S.F.
DEAD LOAD	: 10 P.S.F.
<b>TOTAL LOAD</b>	<b>: 50 P.S.F.</b>

**BASIC WIND LOADS**

BASED ON 115 MPH WIND  
 3 SECOND GUST  
 WINDWARD PRESSURE : 15.74 P.S.F  
 LEEWARD PRESSURE : 9.83 P.S.F

**GENERAL NOTES PER MICHIGAN RESIDENTIAL CODE 2015**

Do not scale drawings, use printed dimensions only. If any discrepancy occurs, notify the designer immediately for direction.

All work to comply with all national, state and local codes, ordinances, laws and regulations that are applicable.

The contractor shall notify Miss Dig (1-800-482-7171) at least 72 hours prior to the start of construction.

The contractor shall obtain all required permits and call for required inspections.

The contractor shall field verify the sizes, locations, elevations and details of existing conditions that affect the work and shall inform the designer/engineer of any discrepancies in dimensions, sizes, locations and conditions before proceeding with the work.

The contractor shall provide all shoring, bracing and underpinning and all other means required to protect and maintain the safety, integrity and stability of all new construction.

The contractor shall familiarize himself with the existing conditions of the building including utilities, services, etc., and shall be fully responsible for any unauthorized disruption to the Owner's normal use of utilities, services, and the surrounding facilities.

The contractor/owner shall familiarize himself with the construction documents and shall inform the designer/engineer of any discrepancies in dimensions, sizes and locations before proceeding with the work.

The contractor/owner shall indemnify the architect from errors and omissions which can or may occur during the preparation of these documents.

All contractors shall name designer/engineer as additional insured on all insurance policies.

Roof truss design by truss manufacturer to conform to all minimum design load requirements. Brace roof trusses as recommended by manufacturer.

Roof truss framing indicated on drawings is our assumed layout. Truss manufacturer shall review the drawings and indicate to designer, prior to fabrication, any change in bearing conditions that would require re-framing of our structure to accommodate trusses.

**FOUNDATION NOTES**

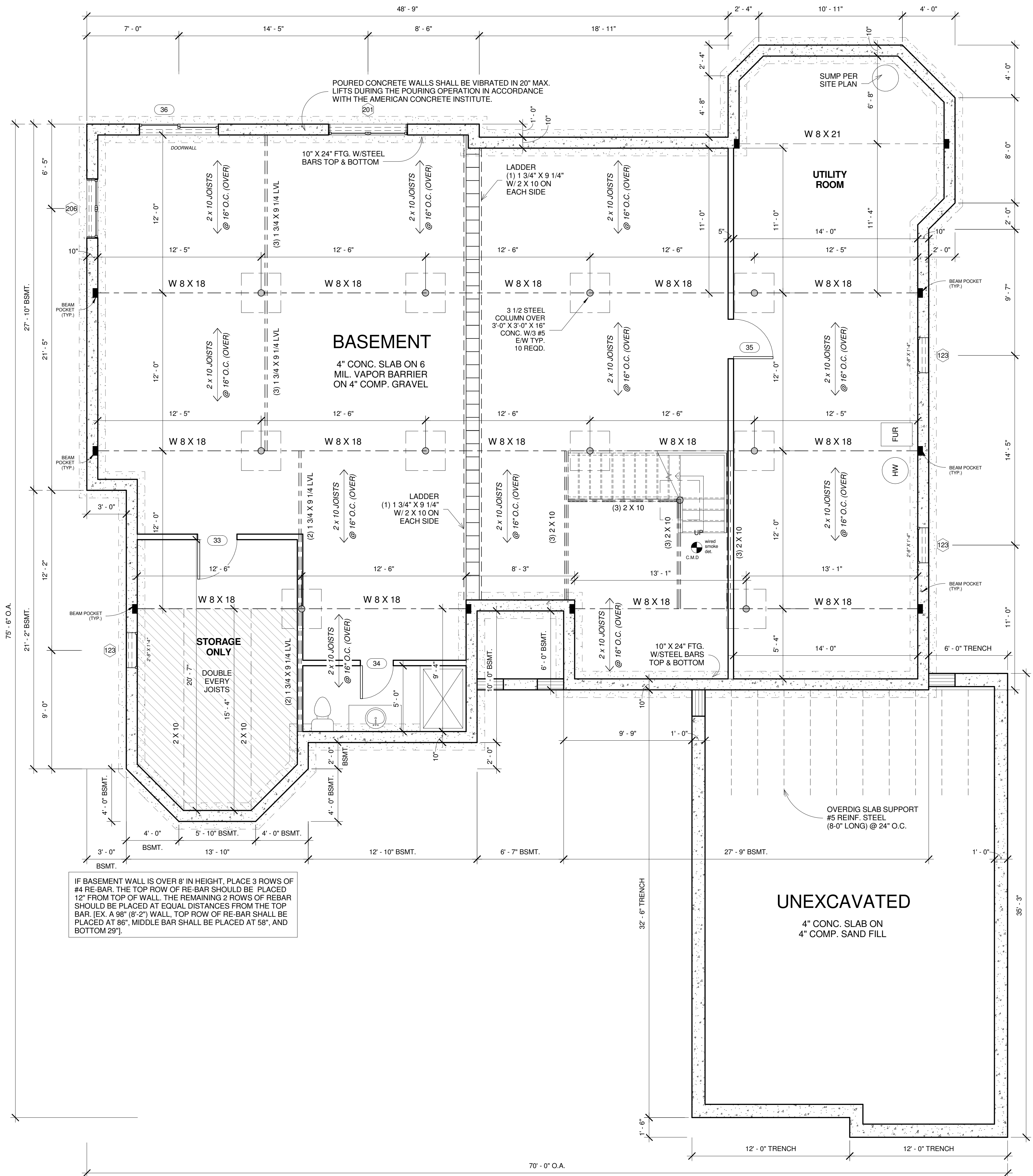
Soil bearing pressure is assumed at 2000 p.s.f. If adverse conditions are found, notify designer/engineer.

All concrete to be 2500 p.s.i. at 28 days.

All building fabrications to be 42" minimum depth and solid.

All fabrications and placing of reinforcing bars shall follow the A.C.I. manual standard practice for detailing reinforced bearing.

Concrete structures (A.C.I. 315 latest A318) reinforcing bars are to be deformed, new billet steel meeting ASTM A615 GR60.



1 - FOUNDATION  
 1/4" = 1'-0"

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CLIENT: CAPPUSO HOMES  
 586-855-6633

PROJECT LOCATION: LOT 12 HAWTHORNE, BRUCE TWP.

DATE: JUNE 2020

SCALE: As indicated

**FOUNDATION**

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

Drawn By: M.M.  
 Checked By: S.M.  
 Approved By: S.M.

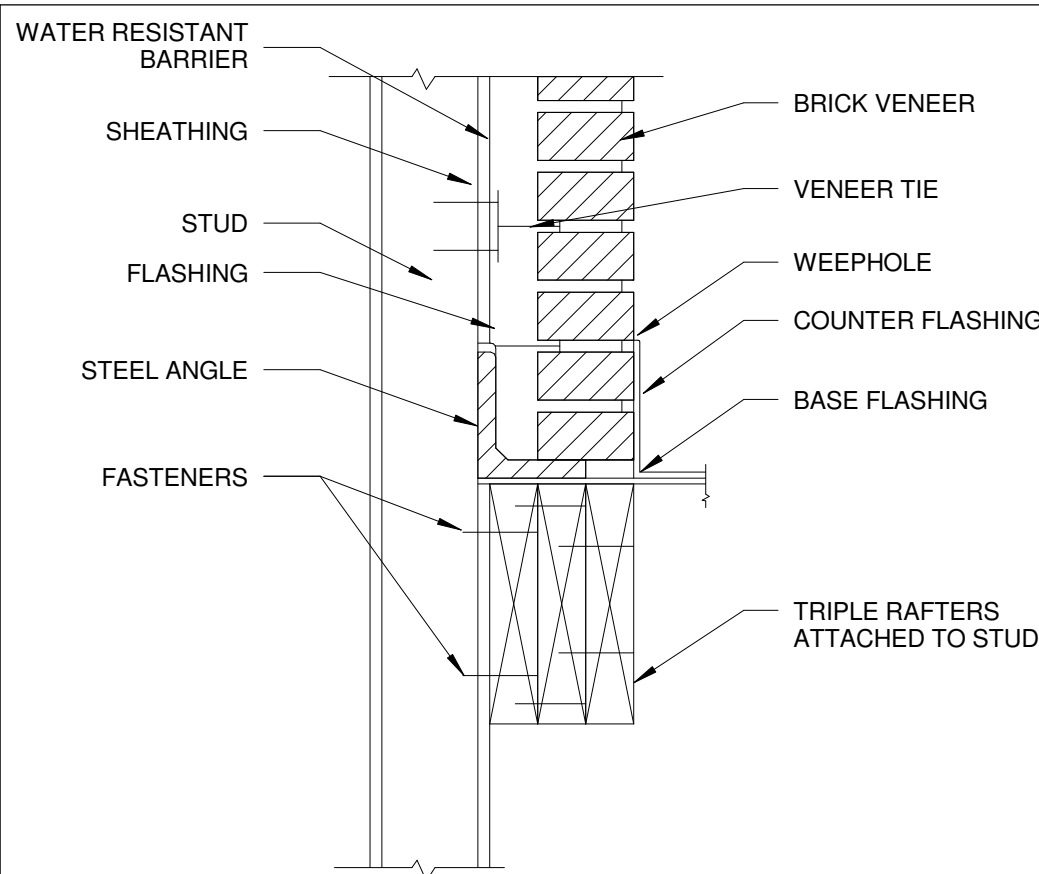
Revisions: Date: By:

ARCHITECT/ENGINEER SEAL

Job No. 20-041

Sheet No. A1





Door Schedule		
Mark	Width	Height

1 - FOUNDATION		
33	3' - 0"	8' - 0"
34	2' - 6"	8' - 0"
35	3' - 0"	8' - 0"
36	6' - 0"	8' - 0"

0 - Grade		
20	8' - 0"	8' - 0"
21	18' - 0"	8' - 0"
22	2' - 8"	8' - 0"

2 - FIRST FLOOR		
1	3' - 0"	8' - 0"
2	5' - 0"	8' - 0"
3	2' - 8"	8' - 0"
4	2' - 8"	8' - 0"
5	5' - 0"	8' - 0"
6	2' - 8"	8' - 0"
7	2' - 6"	8' - 0"
8	6' - 0"	6' - 8"
9	2' - 8"	8' - 0"
11	4' - 0"	6' - 8"
12	2' - 8"	8' - 0"
15	2' - 6"	8' - 0"
16	3' - 0"	8' - 0"
18	3' - 0"	8' - 0"
26	2' - 8"	8' - 0"
27	6' - 0"	6' - 8"
28	2' - 0"	6' - 8"
29	5' - 0"	6' - 8"
30	5' - 0"	6' - 8"
32	6' - 0"	8' - 0"
13	2' - 8"	8' - 0"
37	2' - 0"	6' - 8"
39	2' - 4"	8' - 0"
40	2' - 8"	8' - 0"
41	4' - 0"	6' - 8"
43	4' - 0"	6' - 8"

**SUPPORT BY ROOF CONSTRUCTION**

**GENERAL NOTES**

- Provide arc-fault protection in all sleeping rooms.
- All windows over 6' and above grade must be 24" above finished floor. Provide heat plans before rough inspection.
- Provide shortwall wind bracing on garage.
- All wall framing shall comply with code requirements of section R602.10
- Guards or a landing shall be provided in compliance with section R311.1 for the doors located in the nook and the master bedroom
- All windows are in compliance with sill height, per MRC2015 sec. R612.2
- Tempered Glass requirements per MRC2015 sec. R308.4
- Garage panel w/header shall be braced in compliance with MRC2015 sec. 602
- All exterior walls shall be braced in compliance with MRC2015 sec. 602
- Contractor/electrician to verify all switches, outlets, and light locations w/owner.
- All joist to be Douglas fir-larch no. 2 or better- bridge @ 1/3 span.
- All smoke detectors to be interconnected with battery back-up per code.
- All angled walls to be 45 degrees unless noted otherwise.
- All windows and doors to match elevations.
- All first floor door sash heights to be 6'-8" a.f.f. unless noted otherwise.
- All first floor window sash heights to be 6'-8" a.f.f. unless noted otherwise.
- All first floor ceiling heights to be 9'-0" a.f.f. unless noted otherwise.

**MECHANICAL NOTES**

- All work to conform to A.S.H.R.A.E. requirements.
- Duct work to be blown or vacuumed after fabrication and installation.
- Guarantee by the Mechanical Contractor to the owner for One (1) year warranting against defects in workmanship, materials, and operation.
- Access hole sealed per MUEC2015 sec. 402.2.3
- Per MEUC 2015 sec. R402.4 Air leakage test will be done

**ELECTRICAL NOTES**

- All work to be done in accordance with the latest edition of the National Electric Code.
- Contractor to locate transformer or service with Consumer Power Co.
- Guarantee by the Electrical Contractor to the owner for one (1) year warranting against defects in workmanship, materials and operation.
- Electrical panels: circuit breaker type, painted steel cabinet and door, filled out directory.
- Locations of smoke & carbon monoxide detectors are indicated on plan.

**STRUCTURAL NOTES**

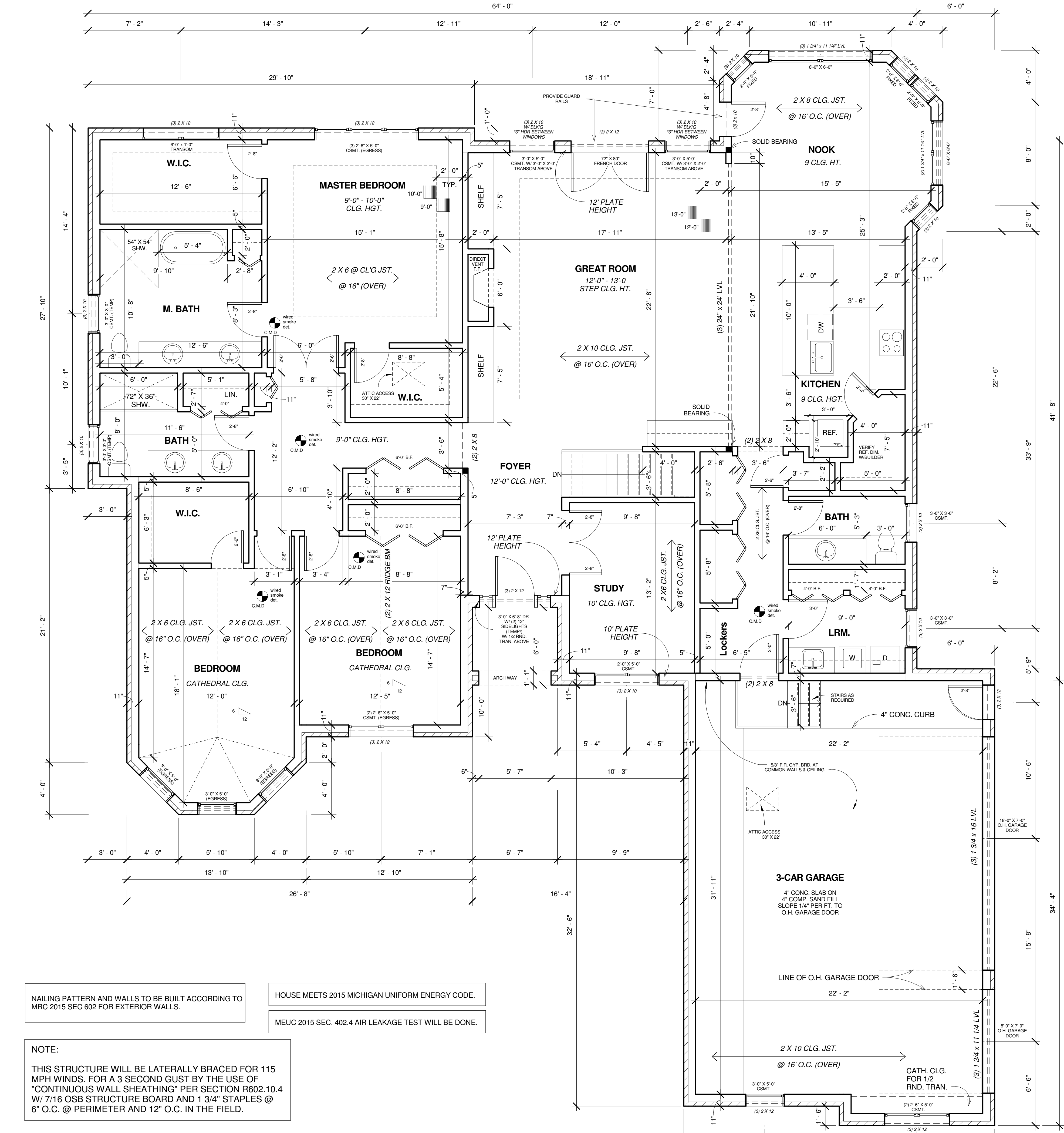
- All framing lumber to be "Construction Grade" 1200 p.s.i. or better.
- All pre-engineering wood to be 2800 p.s.i. or better.
- Roof trusses lay out to be submitted for approval prior to fabrication.
- Provide uplift straps on trusses.
- Trusses shall be connected to wall plates by the use of approved connectors having a resistance to uplift of not less than 175 pounds and shall be installed in accordance with the manufacturer's R602.10.5
- Hurricane clips per MRC2015 sec. R308.4
- All wall framing shall comply with code requirements of section R602.10.
- Movement control joints shall be provided in locations where steel abuts to foundation supported masonry.

**PLUMBING NOTES**

- All work as per local code and ordinances.
- Guarantee executed by the Plumbing Contractor to the owner for one (1) year warranting against defects in workmanship, materials and operation.
- All piping shown diagrammatically only, exact locations will be determined at job site.
- Pitch all drain lines 1/8" per foot unless otherwise noted.
- All PVC piping to be Schedule 40.

**INSULATION NOTES**

- House is to meet the 2015 Michigan Uniform Energy Code.
- Values of insulation requirements are per REScheck Compliance Cert.
- U-factors for windows are 0.34 unless otherwise noted on REScheck
- R-values range from R-13 to R-19 throughout dwelling. Plans indicate R-values based on the compliance certificate thru Rescheck.
- R-values for ceilings are indicated per the Rescheck Compliance Cert.



NAILING PATTERN AND WALLS TO BE BUILT ACCORDING TO MRC 2015 SEC 602 FOR EXTERIOR WALLS.

HOUSE MEETS 2015 MICHIGAN UNIFORM ENERGY CODE.

MEUC 2015 SEC. 402.4 AIR LEAKAGE TEST WILL BE DONE.

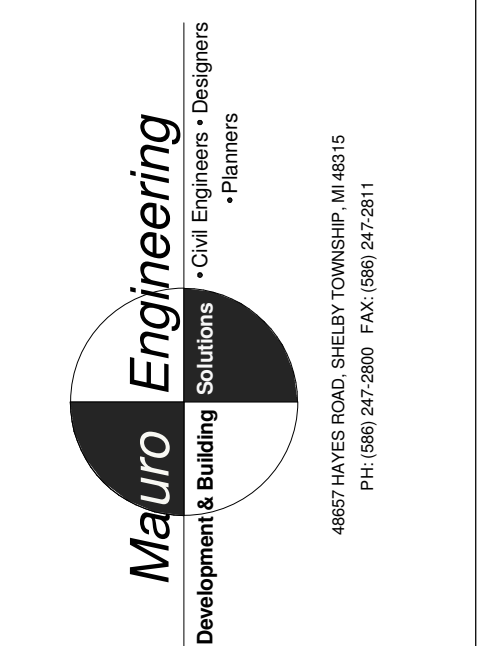
**NOTE:**  
THIS STRUCTURE WILL BE Laterally Braced FOR 115 MPH WINDS. FOR A 3 SECOND GUST BY THE USE OF "CONTINUOUS WALL SHEATHING" PER SECTION R602.10.4 W/ 7/16 OSB STRUCTURE BOARD AND 1 3/4" STAPLES @ 6" O.C. @ PERIMETER AND 12" O.C. IN THE FIELD.

1 2 - FIRST FLOOR 2,927 S.F.  
1/4" = 1'-0"

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CLIENT: CAPPUSO HOMES  
586-855-6633  
PROJECT LOCATION: LOT 12 HAWTHORNE, BRUCE TWP.  
DATE: JUNE 2020  
SCALE: 1/4" = 1'-0"

**FIRST FLOOR**



3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171  
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

PREPARATORY  CONSTRUCTION  AS-BUILT

Drawn By: M.M.  
Checked By: S.M.  
Approved By: S.M.

Revisions:	Date:	By:

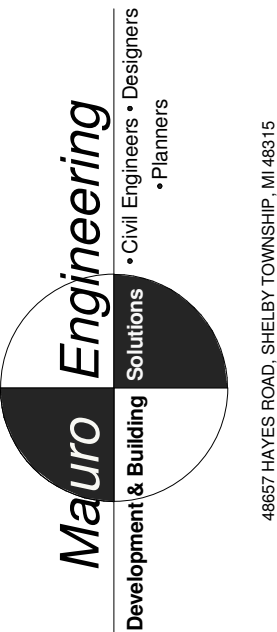
ARCHITECT/ENGINEER SEAL  
Job No. 20-041  
Sheet No. A2



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N/S ELEVATION



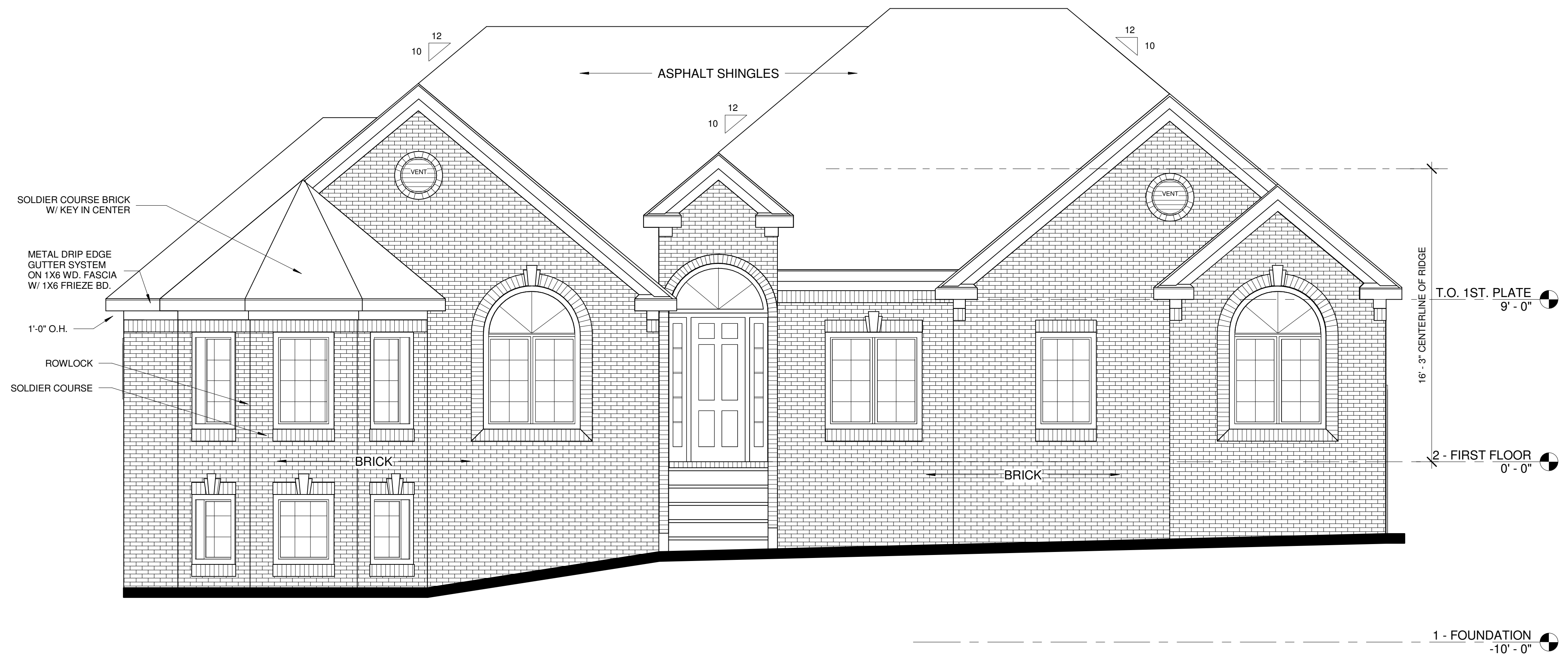
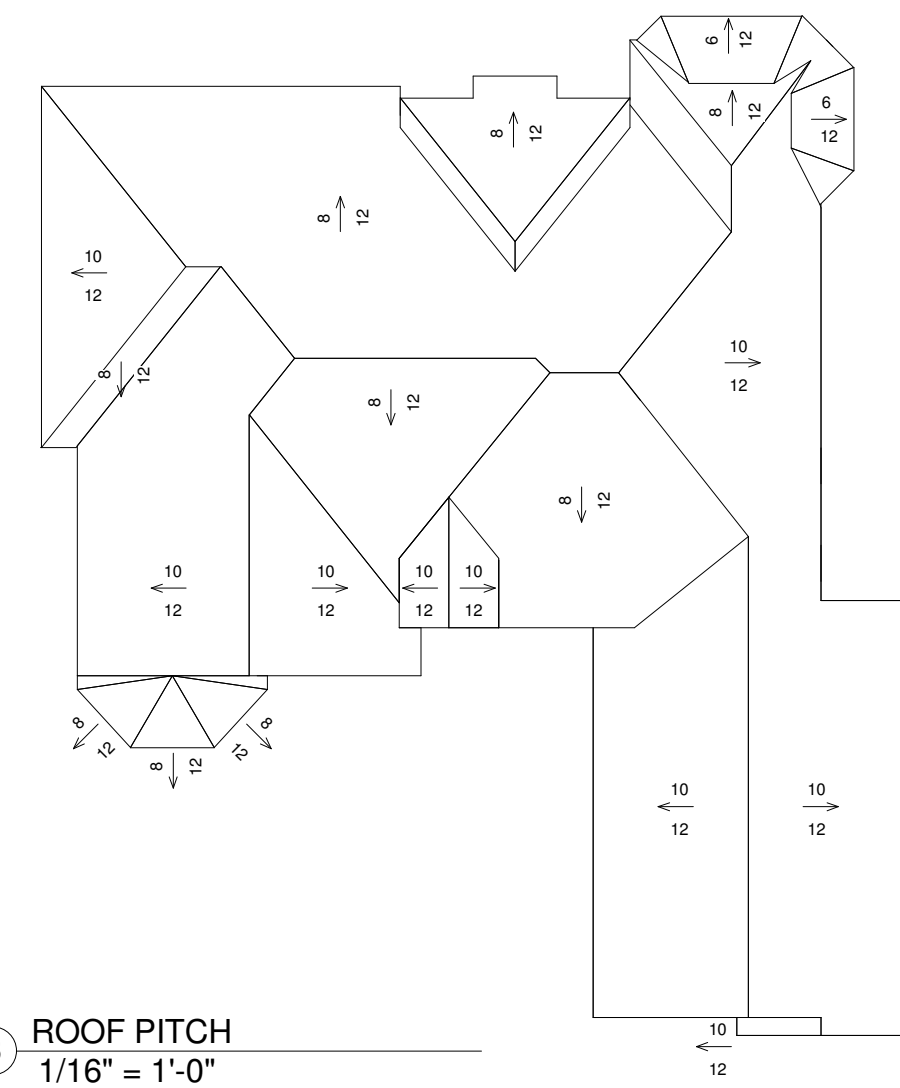
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TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

PRELIMINARY  CONSTRUCTION  AS-BUILT

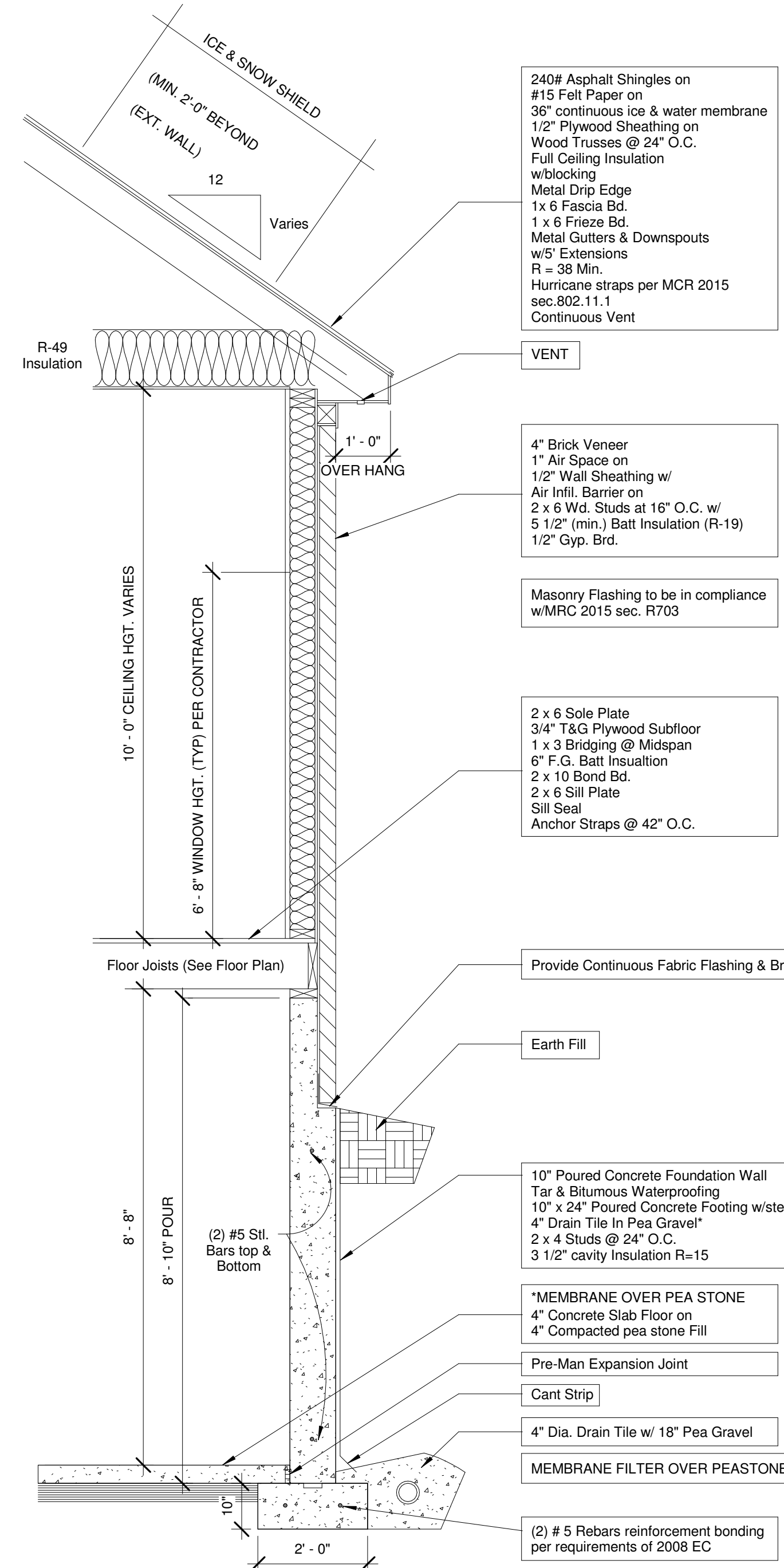
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Checked By: S.M.  
Approved By: S.M.

Revisions:	Date:	By:

ARCHITECT/ENGINEER SEAL  
Job No. 20-041  
Sheet No. A3



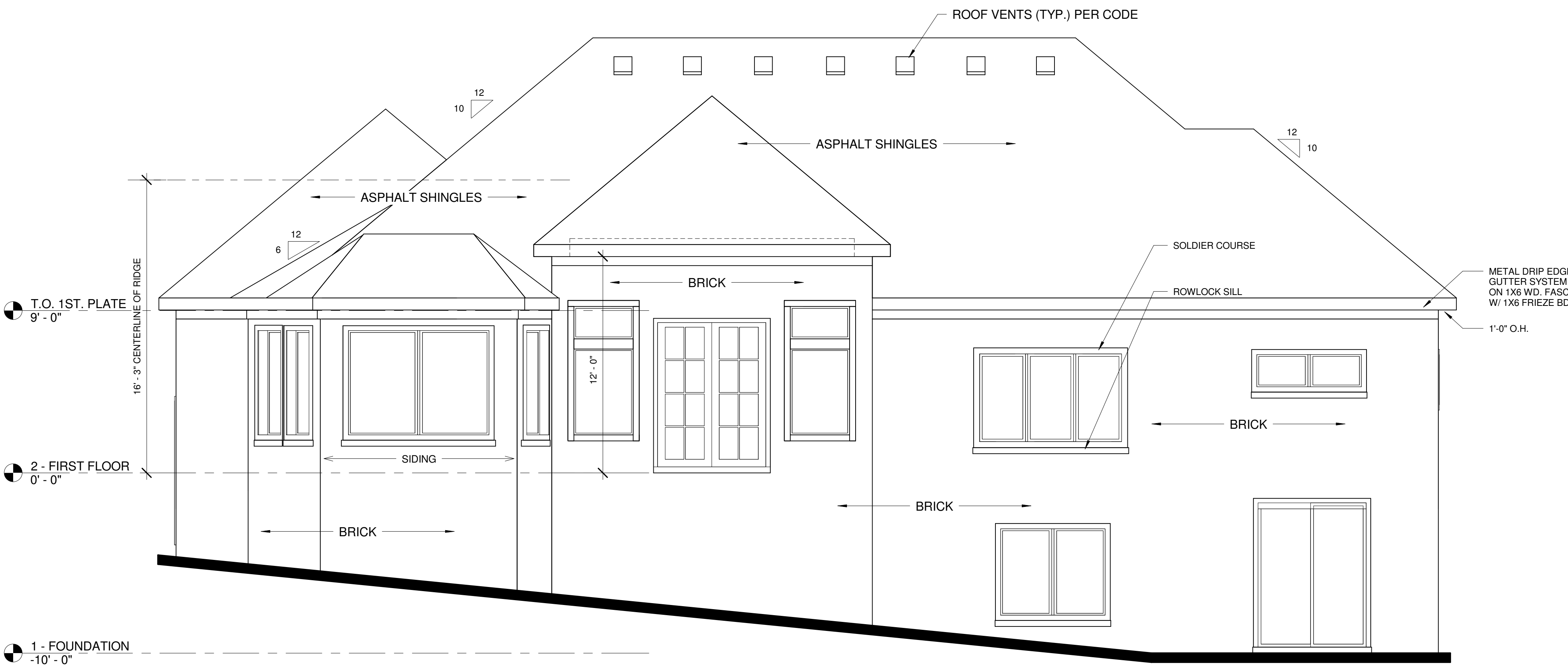
1 FRONT  
1/4" = 1'-0"



BRICK WALL SECTION  
1/2" = 1'

GENERAL NOTES  
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STRUCTURAL NOTES  
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2 REAR  
1/4" = 1'-0"

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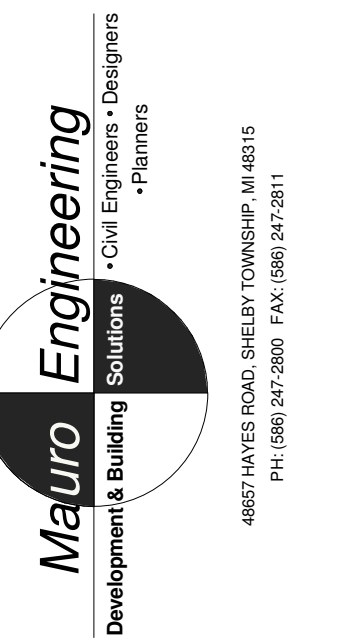
CLIENT: CAPPUSO HOMES  
586-855-6633

PROJECT LOCATION: LOT 12 HAWTHORNE, BRUCE TWP.

DATE: JUNE 2020

SCALE: 1/4" = 1'-0"

E/W ELEVATION



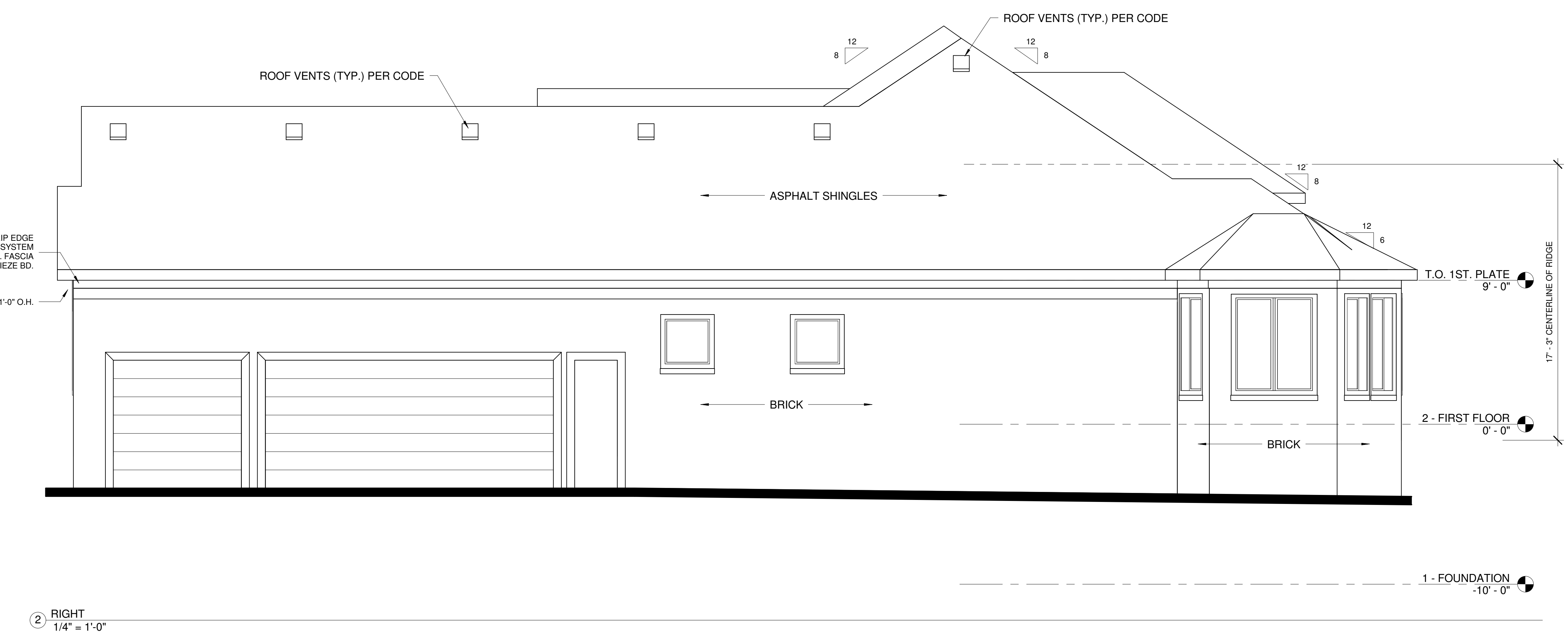
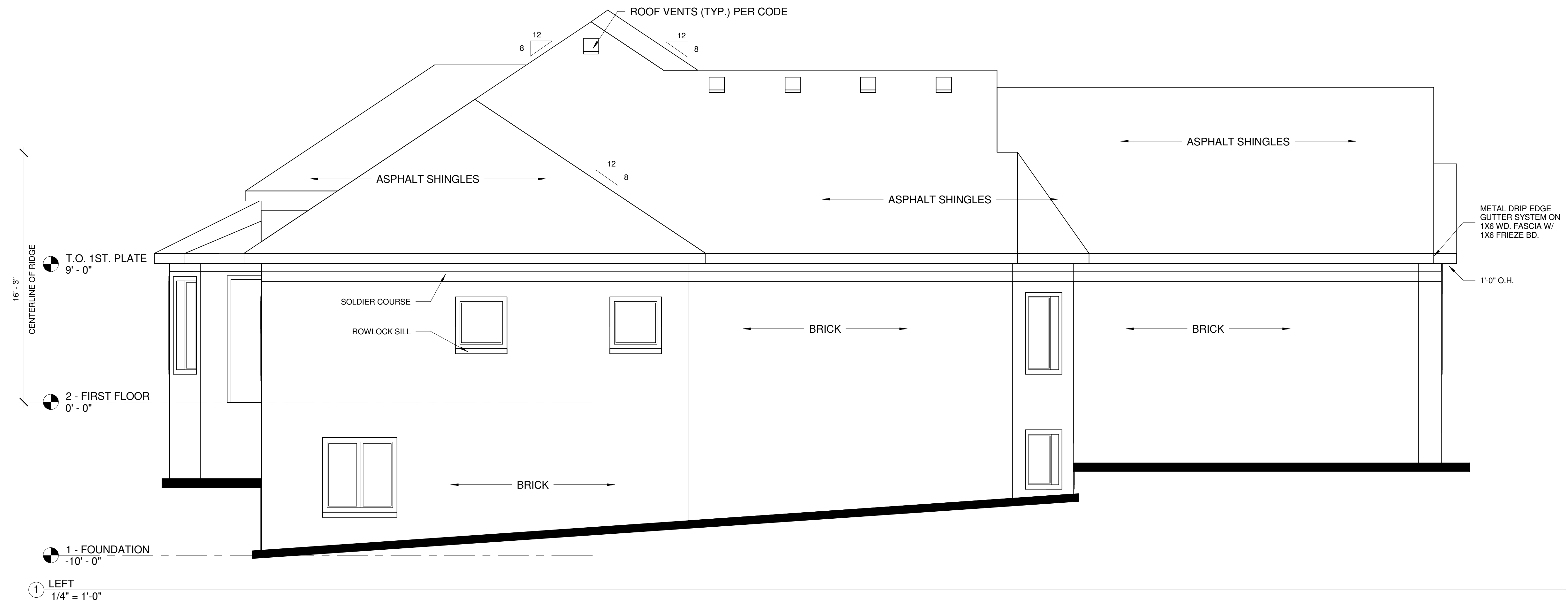
PRELIMINARY  CONSTRUCTION  AS-BUILT  
 Drawn By: M.M.  
 Checked By: S.M.  
 Approved By: S.M.

Revisions:	Date:	By:

ARCHITECT/ENGINEER SEAL

Job No. 20-041

Sheet No. A4



① LEFT  
1/4" = 1'-0"

② RIGHT  
1/4" = 1'-0"